

COUNTY OF YORK

MEMORANDUM

DATE: November 6, 2002 (BOS Mtg. 11/19/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-16-02, G. Hunter Fletcher, 223 Nelson Street

ISSUE

The applicant has submitted a request for construction of 378 square-foot single-story addition to a two-story residence located at 223 Nelson Street in Yorktown. The property is classified YVA-Yorktown Village Activity District. Pursuant to Section 24.1-327(b) (3) of the Zoning Ordinance, the Board of Supervisors may approve the proposed construction of additions to single-family residential structures by resolution without public hearing and without referral to the Planning Commission.

CONSIDERATIONS

1. The applicant's proposal involves the construction of a 378 square-foot, first floor bedroom addition on the back of the existing two-story residence. The existing two-story clapboard residence contains approximately 2,600 square feet of floor area. The proposed addition would be a single story with wood siding. The existing residence and detached garage currently cover approximately 2000 square feet (10%) of the 20,000 square foot lot. With the existing structure and proposed addition, total lot coverage would increase to only about 12%, which is still well within the range of coverage typical of lots in Yorktown.
2. The subject parcel is surrounded on three sides by single-family residential structures. Across Nelson Street is an undeveloped wooded lot owned by the National Park Service. An unimproved public right-of-way runs along the south side of the property between Nelson and Smith Streets. In staff's opinion, the proposed room addition would be compatible with the character of these adjacent properties.
3. The proposed addition will extend from the back of the house and will be set back from the southern property line approximately 25 feet. Approximately 20 feet of separation will remain between the addition and the detached garage. All setback and building separation dimensions are consistent with the YVA regulations.
4. The applicant has not submitted detailed renderings of the proposed construction, but has indicated that the siding, windows, roofing and exterior colors will be selected to match the existing structure. Staff believes this commitment is an acceptable substitute for renderings in this case. The attached photographs show the back of the house where the addition is proposed.

RECOMMENDATION

I recommend that the applicant's request be approved through the adoption of proposed Resolution No. R02-197.

Carter/3337

Attachments

- ? Vicinity Maps
- ? Plan sketches submitted by applicant
- ? Photographs
- ? Proposed Resolution No. R02-197